

**Monthly Servicer Report
13th Mortgage Trust**

Report Date: March 4, 2021	Collection Period: February 1 - 28, 2021
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I hereby certify to the best of my knowledge that the information contained herein is true and accurate and that La Hipotecaria S. A. de C.V. has not violated and is not in violation of any representation, warranty, covenant, or obligation contained in any of the Transaction Documents.

Signature of Servicer's authorized representative



Name of Servicer's authorized representative

Emilio Pimentel

Title of Servicer's authorized representative

Corporate Finance Manager

Phone number of Servicer's authorized representative

(507)-300-8500

Part 1: General information

Number of Mortgage Loans at the close of the prior Collection Period:	1,025	Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	10.64%
Number of Mortgage Loans at the close of the current Collection Period:	1,015	Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:	25.94%
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$32,680,242.06	Weighted average mortgage debt service to original family income ratio on current Group of Mortgages:	26.23%
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	\$32,374,179.22	Weighted average original months to maturity:	299
Average original size of the Mortgage Loans:	\$35,254.16	Weighted average current months to maturity at the close of the Collection Period:	249
Average current size of the Mortgage Loans:	\$31,895.74	Weighted average interest rate on the Mortgages:	7.49%
Weighted average original LTV:	81.52%	Net proceeds from Debtors(2):	\$491,118.50
Weighted average current LTV(1):	75.38%	Gross Principal Collected:	\$306,062.84
Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages.	10.45%	Gross Interest Collected:	\$185,055.66

(1) Current LTV = Current loan balance divided by original appraised value or reappraised value when the property has been reappraised. (2) Available Funds as presented in the Funds Application Report includes interest earned on cash deposited in the Available Funds Account whereas this figure does not.

Part 2: Principal balance reporting

Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$32,680,242.06
<i>Less:</i>	
Scheduled principal payments* programmed during the Collection Period	\$216,012.68
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	\$90,050.16
Principal payments from repurchased Mortgages during the Collection Period:	\$0.00
Principal balance of loans registered with a Capital Loss	\$0.00
Outstanding Principal Balance of all Mortgage Loans at the close of the Collection Period just ended:	\$32,374,179.22
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$395,682.91
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$0.00
<i>Equals:</i>	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$31,978,496.31
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow model of the securitization by Asset Technologies.	

Part 3: Principal reporting

Principal payments collected during the Collection Period:	\$306,062.84
Liquidation Proceeds collected during the Collection Period that correspond to the Principal Balance of any Mortgage Loan held as an asset by the Trustee:	\$0.00
Condemnation Proceeds collected during the Collection Period:	\$0.00
Principal collected during the Collection Period related to repurchased Mortgage Loans:	\$0.00
Capital Loss	\$0.00
Other principal collected during the Collection Period:	\$0.00
Gross principal collected during the Collection Period:	\$306,062.84
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$306,062.84
Number of Mortgage Loans at the beginning of the Collection Period:	1,025
Number of Mortgage Loans repaid in full during the Collection Period:	10
Principal from Mortgage Loans repaid in full during the Collection Period:	\$140,874.43
Number of Mortgage Loans that become defaulted during the Collection Period:	0
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncanceled:	15
Number of Mortgage loans repurchased during the Collection Period:	0
Number of Mortgage Loans that are not Defaulted Mortgage loans at the end of the Collection Period:	1,000

Part 4: Interest, Taxes and Servicer Advances - reporting

Gross ordinary interest payments collected during the Collection Period:	\$185,055.66
Net ordinary interest payments remitted to Collateral Trust during the Collection Period:	\$0.00
Liquidation Proceeds that correspond to interest payments during the Collection Period:	\$0.00
Net Rental Income collected during the Collection Period:	\$0.00
Servicer Advances during the Collection Period as per sections 3.2 (l) (i) y (ii) of the Servicing Agreement	\$0.00
Servicer Advances during the Collection Period as per section 3.2 (l) (iii) of the Servicing Agreement	\$0.00
Servicer Advances during the Collection Period as per section 3.2 (l) (iv) of the Servicing Agreement	\$0.00
Proceeds from the Series A Interest Reserve Account during the Collection Period:*	\$0.00
Gross Interest collected during the Collection Period:	\$185,055.66
Reimbursement of Servicer Advances during the Collection Period:*	\$0.00
Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period:	\$185,055.66
*Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows:	
Accounts receivables from Borrowers during previous Collection Periods:	\$319,848.47
Accounts receivables granted to Borrowers during this Collection Period:	\$1,724.30
Total accounts receivables granted to Borrowers:	\$321,572.77
Accounts receivables collected from Borrowers during this Collection Period:	\$5,697.51
Accounts receivables collected from Borrowers during previous Collection Periods:	\$87,156.26
Net balance owed to La Hipotecaria, S.A. de C.V.:	\$228,719.00

Part 5: Series A Interest Reserve Account Reporting

Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period	\$301,000.00
Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	\$0.00
Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period:	\$301,000.00
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$285,078.97
Series A Interest Reserve Account (at close of the Collection Period just ended)	\$484.07
Total of Letter of Credit Series A Allocation plus Series A Interest Reserve	\$301,484.07
Amount to be used to make Serie A Interest Payment:	\$0.00
Balance of the Series A Interest Reserve Account	\$484.07
Excess (Deficiency) in the Series A Interest Reserve (after of this payment date):	\$16,405.10

Part 6: Series B interest reserve account reporting

Balance of the Letter of Credit - Series B Allocation at the close of the previous Collection Period	\$33,000.00
Funds deposited into the Series B Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	\$0.00
Balance of the Letter of Credit - Series B Allocation at the close of the Collection Period:	\$33,000.00
The Series B Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$30,231.78
Series B Interest Reserve Account (at close of the Collection Period just ended)	\$545.97
Total of Letter of Credit Series B Allocation plus Series B Interest Reserve	\$33,545.97
Amount to be used to make Serie B Interest Payment:	\$0.00
Balance of the Series B Interest Reserve Account	\$545.97
Excess (Deficiency) in the Series B Interest Reserve (after of this payment date):	\$3,314.19

Part 8: Delinquency ratio reporting

	Less than 30 days delinquent	31-60 days delinquent	61-90 days delinquent	91-120 days delinquent	121-150 days delinquent	151-180 days delinquent	Outstanding Principal Balance at the close of the previous Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$30,376,019.16	\$840,111.51	\$513,006.23	\$136,394.03	\$73,465.49	\$39,499.89	\$31,978,496.31
Number of Mortgage Loans at the close of the Collection Period just ended:	946	24	20	5	2	3	1,000
Delinquency Ratio	94.99%	2.63%	1.60%	0.43%	0.23%	0.12%	100.00%

*Includes only non-defaulted loans

Part 9: Cumulative default ratio reporting

	Principal balance at the end of the prior Collection Period	New Defaulted Mortgages during the Collection Period	Principal Balance at the end of the Collection Period
Receipt of deed in lieu of foreclosure:	\$0.00	\$0.00	\$0.00
Foreclosures:			
Mortgage Loans that once reached more than 180 days delinquent:	\$747,357.18	\$0.00	\$747,357.18
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	\$585,567.08	\$492.46	\$585,074.62
Number of Defaulted Mortgage Loans:	28	0	28
Cut-off Date Principal Balance:			\$45,000,071.08
Default Trigger:			10.00%
Compliance test:			1.66%

Part 10: Credit enhancement ratio reporting

Cut-off Date Principal Balance (A):	\$45,000,071.08
The Performing Principal Balance on the last Payment Calculation Date (B):	\$31,978,496.31
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	\$26,830,961.75
Credit Enhancement Trigger:	8.63%
Compliance Test ((B-C) / A)	11.44%

* Assumes application of the principal amortization calculated on this Payment Calculation Date which will be made on the Payment Date

Part 11: Events of default reporting

	Actual	Event of Default (yes / no)
Failure to make a required payment:		No
Outstanding Balance of the Series A Notes exceeds the Performing Principal Balance		No
Breach of a representation or warranty:		No
Breach of a covenant:		No
Bankruptcy of the Issuer Trust.		No

Part 13: Distribution reporting

Distribution Summary

	Original Principal Balance	Principal Balance at the end of the previous Collection Period	Interest Rate	Interest Distributed	Principal Distributed	Total Distributed	Principal Balance at the end of this Collection Period
Series A	39,600,000.00	\$26,830,961.75	4.65%	\$103,969.98	294,872.27	\$398,842.25	\$26,536,089.48
Series B	4,500,000.00	\$3,023,177.78	6.50%	\$16,375.55	\$32,718.03	\$49,093.58	\$2,990,459.75
Series C	900,000.00	\$900,000.00	8.50%	\$6,375.00	\$0.00	\$6,375.00	\$900,000.00

Interest and issuer trustee incentive fee accumulation

	Balance at the close of the Previous Collection Period	Credits to this account during the Collection Period	Debits from this account during the Collection Period	Balance at the close of this Collection Period
		(accruals)	(payments)	
Series B Interest Accrual Account	\$0.00	\$16,375.55	\$16,375.55	\$0.00
Series C Interest Accrual Account	\$0.00	\$6,375.00	\$6,375.00	\$0.00
Issuer Trustee Incentive Fee	\$0.00	\$0.00	\$0.00	\$0.00

Interest distribution summary

	Interest Balance on the last Payment Calculation Date	Interest Payments	Accrued Interest this Period	Balance at the end of the Collection Period
Series A	\$0.00	\$103,969.98	\$103,969.98	\$0.00
Series B	\$0.00	\$16,375.55	\$16,375.55	\$0.00
Series C	\$0.00	\$6,375.00	\$6,375.00	\$0.00

Principal distribution summary

	Original Principal Balance	Principal Balance at the end of the previous Collection Period	Series A Required Principal Payment during the Collection Period	Series A Additional Principal Payment during the Collection Period	Series B Principal Payment during the Collection Period	Realized losses during the Collection Period	Recoveries during the Collection Period	Principal Balance at the end of the Collection Period	Cumulative Realized Losses**
Series A	39,600,000.00	\$26,830,961.75	\$294,872.27	\$0.00	N/A			\$26,536,089.48	\$0.00
Series B	4,500,000.00	\$3,023,177.78	N/A	N/A	\$32,718.03			\$2,990,459.75	\$0.00
Series C	900,000.00	\$900,000.00	N/A	N/A	N/A			\$900,000.00	\$0.00

*Assumes that the amount calculated on the respective Payment Calculation Date is paid on the respective Payment Date

** See Table below Cumulative Realized Losses.

Deemed Defaults - Status and recoveries

Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest
01-A-5350	\$16,692.44	Over 180 Days	May 1-31,2017	181-360 Days	N/A	N/A	\$0.00
01-B-3647	\$35,993.21	Over 180 Days	June 1-30,2017	Cancelled	\$41,030.99	0.00	\$0.00
01-B-4491	\$50,096.43	Over 180 Days	July 1-31,2017	Cancelled	\$68,610.58	0.00	\$0.00
01-A-0060	\$10,620.11	Over 180 Days	August 1-31,2017	Current	N/A	N/A	\$0.00
01-A-2594	\$7,733.45	Over 180 Days	December 1-31,2017	Over 360 Days	N/A	N/A	\$0.00
01-B-4467	\$28,778.55	Over 180 Days	February 1-28,2018	Over 360 Days	N/A	N/A	\$0.00
01-B-5143	\$33,073.80	Over 180 Days	May 1-31,2018	Over 360 Days	N/A	N/A	\$0.00
01-A-0969	\$16,159.69	Over 180 Days	June 1-30,2018	Over 360 Days	N/A	N/A	\$0.00
01-A-4854	\$55,681.52	Over 180 Days	July 1-31,2018	Over 360 Days	N/A	N/A	\$0.00
01-A-5830	\$40,953.38	Over 180 Days	July 1-31,2018	Current	N/A	N/A	\$0.00
01-A-1292	\$25,953.22	Over 180 Days	September 1-30,2018	1-30 Days	N/A	N/A	\$0.00
01-B-5145	\$52,216.01	Over 180 Days	September 1-30,2018	Over 360 Days	N/A	N/A	\$0.00
01-B-2791	\$29,656.86	Over 180 Days	February 1-28,2019	Over 360 Days	N/A	N/A	\$0.00
01-A-4367	\$21,564.46	Over 180 Days	April 1-30,2019	Current	N/A	N/A	\$0.00
01-B-3877	\$33,441.27	Over 180 Days	April 1-30,2019	181-360 Days	N/A	N/A	\$0.00
01-A-2379	\$16,113.50	Over 180 Days	May 1-31,2019	181-360 Days	N/A	N/A	\$0.00
01-A-3919	\$31,128.90	Over 180 Days	September 1-30,2019	Cancelled	\$32,741.95	N/A	\$0.00
01-B-4311	\$36,303.99	Over 180 Days	January 1-31,2020	121-150 Days	N/A	N/A	\$0.00
01-B-2033	\$16,060.65	Over 180 Days	February 1-29,2020	181-360 Days	N/A	N/A	\$0.00
01-B-3415	\$16,159.39	Over 180 Days	February 1-29,2020	181-360 Days	N/A	N/A	\$0.00
01-A-5672	\$36,343.27	Over 180 Days	March 1-31,2020	Cancelled	\$38,253.51	N/A	\$0.00
01-A-3495	\$20,749.09	Over 180 Days	April 1-30,2020	181-360 Days	N/A	N/A	\$0.00
01-B-3289	\$33,829.54	Over 180 Days	April 1-30,2020	181-360 Days	N/A	N/A	\$0.00
01-A-3182	\$18,316.25	Over 180 Days	May 1-31,2020	121-150 Days	N/A	N/A	\$0.00
01-A-3941	\$20,948.23	Over 180 Days	May 1-31,2020	Over 360 Days	N/A	N/A	\$0.00
01-A-5517	\$20,804.75	Over 180 Days	August 1-31,2020	Current	N/A	N/A	\$0.00
01-B-2575	\$10,842.39	Over 180 Days	September 1-30,2020	151-180 Days	N/A	N/A	\$0.00
01-A-0844	\$11,142.83	Over 180 Days	January 1-31,2021	Over 360 Days	N/A	N/A	\$0.00
Total	\$747,357.18				\$180,637.03	\$0.00	\$0.00

Annex 2

COVID – 19 Payment Forbearance Program

As a result of the COVID-19 crisis, the government of Panama has requested financial institutions to grant payment forbearance on all consumer loan debt payments, including mortgage loan payments, through June 30, 2020. To accommodate this request, local banking regulators have issued new guidelines permitting financial institutions to grant such forbearance without triggering reserve requirements that would normally be required when granting such forbearance to clients.

Banco La Hipotecaria, S.A. (“LH”) has complied with the government’s request to grant forbearance on all mortgage loans it services for clients, whether such client is a borrower of a mortgage loan is held as asset of LH, or a borrower, (“Borrower”) of a mortgage loan owned indirectly by and securing any securitization transaction, such as this transaction.

Payment forbearance, (“COVID-19 Forbearance”) is being granted under the following conditions: 1) COVID-19 Forbearance will only be granted to borrowers (including Borrowers) that were not delinquent on their mortgage payments for more than 90 days as of February 29, 2020; 2) The amount of COVID-19 Forbearance will be determined automatically by calculating the partial or complete mortgage payments not received by the borrower during the months of March, April, May or June of 2020 (the “Forbearance Period) as determined immediately prior to the close of each of the respective calendar months during the Forbearance Period; 3) COVID-19 Forbearance will be advanced individually to each borrower and allocated by LH’s servicing system according to the borrower’s individual priority of payments (first to collection fees, then insurances, then interest* then principal*). 4) The amount of COVID-19 Forbearance applied individually to each borrower will be registered as an “accounts receivable” from the individual borrower, (or in the case of Borrowers, as an “accounts receivable” from the respective trust, to be collected from the individual Borrower of that trust and not directly from the trust); 5) The eventual pace of the collection of accounts receivables from individual borrowers will be determined at a future date by LH. It is contemplated that such collections will involve an increase of the borrower’s monthly mortgage payment over particular period of time that will amortize the accounts receivable, with or without the charge of interest, and applying such increase *first* to the amortization of accounts receivables *before* applying the remaining (and unaltered) monthly payment to the borrower’s individual account.

*In regard to Borrowers that are debtors of individual securitization transactions, the amounts corresponding to interest and principal as allocated by LH’s servicing system will be advanced in cash by LH as Servicer and deposited into Available Funds as per its normal obligations under the Servicing Agreement and collected individually from the Borrower, mentioned in point 5 above.

Summary Statistics

Mortgage Debt to Income:	26.23%
Non-Mortgage Debt to Income:	10.64%
LTV:	75.38%
Remaining Term:	249
Interest Rate:	7.49%